

STARKE COUNTY TRENDING – 2008 pay 2009

The Annual Adjustment Ratio Study for 2008 pay 2009 was completed on August 15, 2008.

All classes of properties were trended using the Sales Comparison Method. All 2006 and 2007 sales that were determined to be valid arms-length transactions were utilized. In a few neighborhoods which lacked an acceptable sampling, sales from 2005 and/or 2008 were utilized after the application of a time adjustment derived from sales of resold properties. (see attached spreadsheet labeled 'Time Adjustment'.)

All neighborhood delineations remained the same as 2007. There were no new neighborhoods added. There are 70 Residential & 13 Commercial/Industrial neighborhoods in Starke County. The sales ratio study was used to derive a land update factor and an improvement update factor for each neighborhood.

Because a direct application of the land update factors would conflict with existing land influence factors, as utilized in the CAMA system, these update factors were used to update the Land Base Rates.

The improvement update factors for each neighborhood were multiplied by the existing Neighborhood (Improvement) Factors (rounded to the nearest whole percentage point) creating the updated Neighborhood Factors.

The ratio study was generated from a Manatron database file which extracts and compiles the data by township from sales ratio reports created by the ProVal CAMA system. When considering Commercial & Industrial properties, we combined neighborhoods across townships.

Note that Starke County is primarily rural and has only 771 Improved Commercial & Industrial parcels, with two-thirds of those parcels concentrated in Center & Wayne townships. Although we have delineated 13 Commercial neighborhoods we have considered them as one for the purpose of 2008 pay 2009 trending as the analysis of sales does not show a significant difference between the areas.

The 25 Improved Commercial & Industrial sales represent 32 parcels which meets the 3% sampling rate which the IAAO suggests for confidence in a sales ratio study.

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